



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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Central Corridor/Traditional Neighborhood Zoning Study

Health Corridor for All Project: Public Hearing Testimony

Description of the “Healthy Corridor for All” project (from ISAIAH’s website):

The Central Corridor Light Rail Transit line will create many long-lasting changes to the Central Corridor area and to St. Paul as a whole. In order to ensure that zoning decisions keep neighborhoods as healthy as possible, we will use a tool called a Health Impact Assessment (HIA) to size up the proposed zoning changes and make practical recommendations. For example, rezoning that doesn’t consider the needs for affordable housing can force families to make difficult trade-offs which limit spending on healthy food, medical bills and other essential goods and services that promote health and well-being. The Healthy Corridor for All project is being led by ISAIAH and its partners, TakeAction Minnesota’s Hmong Organizing Program - a statewide organization sharing ISAIAH’s dedication to social, racial and economic justice, and PolicyLink – a national research and policy institute.

(More information at - <http://isaiah-mn.org/Issues/HealthyCorridorforAll.htm>.)

The project has six main objectives organized around the three major themes:

Healthy Economy:

1. High quality, healthy jobs that increase wealth, income and equity for all residents.
2. Diverse, local businesses – existing and new – are developed and supported.

Healthy, Affordable Housing:

3. Protect resident from negative impacts of gentrification.
4. Construct and preserve affordable and diverse housing in proportion to demand.

Sustainable and Safe Transportation

5. Maintain and improve affordable and accessible transportation.
6. Safe, connected biking and walking to, from, and across transit stops.

The Healthy Corridor for All project has a community steering committee with staff support from ISAIAH and Take Action MN, and research and analysis provided by PolicyLink. They have identified the six main objectives above and a set of various indicators to measure community health. The project is still in process and has not yet developed specific recommendations for changes to the proposed zoning regulations for Central Corridor that are under review by the Planning Commission.

Existing City Policies and Community Initiatives Currently Underway that Support Healthy Corridor for All Objectives

There are policies in the *Central Corridor Development Strategy* (CCDS) and station area plans that strongly support all six of the project’s objectives. The concerns these objectives address were a major focus of the discussion during the community engagement process that resulted in the CCDS.

A follow-up planning document, the *Bike Walk Central Corridor Action Plan*, provides more detail about specific bicycle and pedestrian improvements that should be implemented to improve connections to and movement within the corridor for bicyclists and pedestrians.

These planning documents (found at www.stpaul.gov/centralcorridor) have created the policy framework from which a wide variety of community-building initiatives have sprung. The list below highlights many of the specific initiatives that are underway:

Healthy Economy – high quality jobs and diverse local businesses

- **Central Corridor Zoning Study** – proposed zoning will allow higher density development that will generate more jobs along the corridor. Proposed scope of zoning in the eastern portion of the corridor supports the small scale development pattern where many small, local, ethnically-diverse businesses are found (www.stpaul.gov/centralcorridor, click on Central Corridor Zoning Study).
- **Central Corridor Business Resources Collaborative** (Metropolitan Council, Cities of Saint Paul and Minneapolis, University Ave. Business Assoc., Asian Economic Development Assoc., University Ave. Business Preparation Collaborative, Midway and Saint Paul Area Chambers, and other Minneapolis-based groups)
 - construction communication
 - business technical assistance and financial support
 - “Buy Local” campaign
 - Long-term economic development
 - <http://www.readyforrail.net>
- **Parking Mitigation** (City of Saint Paul, Metropolitan Council) – efforts in support of businesses to address the loss of on-street parking on University Ave. due to the LRT (www.stpaul.gov/centralcorridor, click on Parking Management).
 - *Mitigating the Loss of Parking in the Central Corridor*, April 2009
 - Parking workshops with business and property owners, Summer 2009
 - *Neighborhood Commercial Parking Program*, 2010 - \$1.5 million program, 24 funded projects to improve parking along the corridor.
 - *Central Corridor Parking Policy Recommendations*, November 2010 draft – recommendations to better manage on-street parking.
- **Met. Council DBE program** (disadvantaged business enterprises): 15% overall hiring goal for Central Corridor contracts - <http://www.metrocouncil.org/transportation/ccorridor/CCDoingBusiness.htm>
- **LRT Works initiative** – employment and educational opportunities related to Central Corridor LRT – www.lrtworks.org
- **City of Saint Paul requirements for projects receiving city financing** – affirmative action, targeted vendor, Section 3, Federal Davis Bacon, “Little” Davis Bacon, living wage, limited English proficiency requirements – see attached spreadsheet for more information.

Healthy, Affordable Housing – prevent gentrification and provide affordable, diverse housing

- **LAAND** - \$2 million in state and Met. Council funding the City received to land bank property along Central Corridor for future affordable housing development. Properties at 255 and 1433 University Ave. purchased.
- **Invest St. Paul/Neighborhood Stabilization Program** - \$30+ million targeted to four target neighborhoods, including the eastern end of the corridor between Lexington Parkway and Rice St.
- **Central Corridor Zoning Study** – Allowing increased densities as recommended by the zoning study will aid in the development of affordable housing by decreasing per unit land costs. Proposed zoning within the “area of change” limits the area where higher density development

can occur and protects the character of existing low-density residential neighborhoods. This should hold down property values by dampening property speculation for redevelopment purposes.

- Refer to separate memo included in the packet - *City of Saint Paul: Overview of Central Corridor Affordable Housing Policies and Current Implementation Activities*, January, 2011, for more detail on this topic.

Sustainable and Safe Transportation – affordable and accessible transportation, safe biking and walking

- **Hamline, Western, Victoria LRT stations** – a community effort spearheaded by the Stops for Us campaign led to the addition of these three LRT stations to ensure the eastern end of the corridor had acceptable access to LRT.
- **Central Corridor streetscape improvements** – the City committed over \$18 million towards paying for one of the additional LRT stations, and streetscape improvements (trees, decorative lighting, brick pavers, median plantings, pedestrian crossing enhancements) along University Ave. and downtown to improve pedestrian amenities along Central Corridor.
- **Central Corridor Zoning Study:** Many of the zoning recommendations will guide new development to have a more pedestrian and transit user-oriented design, including placement of parking to the side or rear, doors oriented toward the street, more windows, and other design enhancements.
- **Bike Walk Central Corridor Action Plan** – this plan has been the catalyst and policy foundation for a number of bicycle and pedestrian projects in the corridor, which are detailed in the attached two page overview.

HRA/PED COMPLIANCE AND PED/HREEO RESPONSIBILITY MATRIX
 Dated: February 23, 2010

Compliance	Thresholds	Requirements	Exemptions	HREEO Responsibility	PED Responsibility	Staff Contact Person
Affirmative Action	(a)\$50,000 on annual basis, and (b) sales made under HRA funds AND your contractor will need to meet affirmative action goals to employ women, minorities, and people of disabilities. Monthly construction and semi-annual reporting required. Workforce opportunity template must be completed. Affirmative Action plan goals and on the job site are 11% Minority Skilled Craft, 11% Minority Unskilled, 6% Female Laborer Combined	Both you as an employer / recipient of City funds AND your contractor will need to meet affirmative action goals to employ women, minorities, and people of disabilities. Monthly construction and semi-annual reporting required. Workforce opportunity template must be completed. Affirmative Action plan goals and on the job site are 11% Minority Skilled Craft, 11% Minority Unskilled, 6% Female Laborer Combined	None	HREEO staff (i) attends pre-bid and pre-construction conferences to educate contractors of affirmative action requirements; (ii) provides to PED project manager affirmative action documents to be used as exhibits to contracts; (iii) receives, approves or rejects affirmative action plans; (iv) collects reporting requirements from developers/contractors, monitors compliance, and determines if any noncompliance matters exist, and takes steps to enforce compliance; (v) notifies PED project manager of any noncompliance matters.	PED project manager (i) notifies HREEO staff of all upcoming projects so that they may analyze which contractors need to register their AAP and what staff needs to attend the prebid and preconstruction conferences; (ii) assures affirmative action requirements are included in contract; (iii) verifies affirmative action compliance with HREEO before approving draw requests;	HREEO - Yia Thao and Elizabeth Knight
Apprenticeship Opportunities Pilot Program (AOOP)	\$50,000 (Pilot program sunsets June 30, 2008-no longer in effect.)	All Bonds -No threshold	Little Davis Bacon, Affirmative Action, and Vendor Outreach	None	Oversees PED activities.	PED-Patty Lilledahl
Business Subsidy (State Law Chapter 116J.993)	(a) 150,000 for grant or other subsidy, yearly reporting is required beginning at \$25,000; (b) over \$150,000 for loan or loan guarantee, yearly reporting required beginning at \$75,000	Wage and job goals, reporting.	Exemptions include: redevelopment when purchase of the site and site preparation is greater than 70% of assessed value, redevelopment of contaminated property, pollution control or abatement, renovation of old buildings or historic district assistance when assistance is less than 50% of cost, energy conservation, housing, certain non profit corporations, and other exemptions.	Oversees PED activities.	PED-Craig O'Brien PED project manager (i) negotiates wage and job goals with recipient; (ii) assures such goals are included in contract; (iii) receives wage and job information annually from recipient by March 1, monitors compliance, and determines if any noncompliance matters exist and takes steps to enforce compliance by recipient; (iv) files annual reports with DEED by April 1 consisting of recipient's reports to PED, noncompliance matters and reporting on \$25,000 business subsidies and \$75,000 loans and loan guarantees;	
Early notification system	\$250,000	Provides notice to interested persons of applications for HRA financial assistance and developer rights.	Conduit bond	No role.	PED project manager gives written notice to interested persons after receiving application for financial assistance of \$250,000 or more, or for developer rights, and under Land Disposition	PED-Kelly Bauer

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Compliance	Thresholds	Requirements	Exemptions	HREEO Responsibility	PED Responsibility	Staff Contact Person
Federal Davis Bacon	\$2,000	When funding is of Federal origin (CDBG, HOME, ARRA, EEC, etc.), all job site construction workers (including owners) whose duties are physical or manual must be paid weekly minimum prevailing wage rates (including fringe benefits). Weekly certified payroll submission is required.	Exemptions include housing projects with 7 or fewer units assisted with CDBG funds - [11 or fewer units assisted with HOME funds]. No exemptions for commercial project. Demolition without future reuse is exempt.	HREEO staff (i) attends pre-bid and pre-construction conferences to educate developers/contractors of Federal Davis Bacon labor standards; (ii) provides to PED project manager wage standards to be used as exhibits to contracts; (iii) collects wage information from developers/contractors, monitors compliance, and determines if any noncompliance matters exist, and takes steps to enforce compliance; (iv) notifies PED project manager of any noncompliance matters;	PED staff (i) informs HREEO staff of upcoming projects, including the various types of funding to be used in project, in order to be involved at prebid and preconstruction conferences and whether federal Davis Bacon is applicable, (ii) assures ensures federal wage requirements are included in contract, (iii) verifies federal wage compliance with HREEO before approving draw requests	HREEO-Val Bridgeford
Limited English Proficiency	All federal financial assistance	Requirement to provide meaningful access to PED programs, services and activities to persons with limited English proficiency.	None	Oversees PED activities.	Project manager assures that persons who do not speak English as their primary language and who have a limited ability to read, speak, write or understand English have meaningful access to federally funded programs, services and benefits.	PED-Amy Filice
Little Davis Bacon	\$10,000	When funding is of non-federal origin (ie City, State, other) all construction workers on the job site whose duties are physical or manual are paid weekly minimum prevailing rates (including fringe benefits). Weekly certified payroll completion and documentation submittal required	Exemptions include housing projects with 7 or fewer units. No exemptions for commercial project. Demolition without future reuse is exempt.	Oversees PED activities.	PED project manager assures City wage requirements are included in contract; PED Little Davis Bacon compliance officer (i) provides to PED project manager city wage standards to be used as exhibits to contracts; (ii) attends pre-bid and pre-construction conferences to educate developers/contractors of city wage requirements; (iii) collects wage information from developers/contractors but does not review it unless a complaint is filed, whereupon investigation is made, and steps are taken to assure compliance.	PED-Beth Ulrich

HRA/PED COMPLIANCE AND PED/HREEO RESPONSIBILITY MATRIX

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Compliance	Thresholds	Requirements	Exemptions	HREEO Responsibility	PED Responsibility	Staff Contact Person
Living Wage <small>(City Ordinance Administrative Code Chapter 98)</small>	\$100,000	Living wage at 130% of the poverty level for a family of four is \$12.91 per hour or 110% (\$10.92 per hour) if health benefits are provided. Wage rates change annually. Duration is longer of three years or length of subsidy.	Living Wage Exemptions include: Small businesses with 20 or fewer full time employees, gross revenues of less than \$1,000,000 or if professional/technical business then gross revenues less than \$2,500,000	HREEO staff (i) assures living wage language is included in all bids and requests for proposals for City Contracts (as that term is defined in the Living Wage Ordinance); (ii) assures living wage term is defined in the Living Wage Ordinance; (iii) receives wage information annually from recipient for City Contracts, monitors compliance, and determines if any noncompliance matters exist, and takes steps to enforce compliance by recipient, contractors, subcontractors, and tenants. Oversees PED activities.	PED project manager (i) assures living wage requirements are included in City Business Subsidy agreement (as that term is defined in the Living Wage Ordinance); (ii) receives wage information annually from recipient for City Contracts, monitors compliance, and determines if any noncompliance matters exist, and takes steps to enforce compliance by recipient, contractors, subcontractors, and tenants PED Living Wage compliance officer provides to PED project manager living wage amounts to be used in contracts;	PED-Craig OBrien
Low Income Housing Tax Credits	All	Little Davis Bacon, Affirmative Action, and Vendor Outreach		No role.	PED project manager assures Little Davis Beacon, Affirmative Action and Vendor Outreach program requirements are included in agreement, monitors compliance, and determines if any noncompliance matters exist, and takes steps to enforce compliance by recipient.	PED-Joe Collins
Project Labor Agreements	\$250,000 (Effective June 4, 2009).	Building and construction projects, parks, public works	Conduit bond	Oversees PED activities.	PED project manager to provide notification to interested parties of project and submit to City Council for decision if a project labor agreement will be required by City Council. Notify the HREEO staff of PLA status.	CAC-Pete McCall
Section 3		Requires efforts to direct employment and economic opportunities for housing and community development programs, to the greatest extent feasible, toward low and very low income persons, and section 3 business concerns.	None	HREEO staff (i) create and maintain certification list of section 3 persons and businesses; (ii) receives section 3 reports from developer/recipient, monitors compliance by developer/recipient and determines if any noncompliance matters exist, and takes steps to enforce compliance; (iii) notifies PED project manager of any noncompliance matters ;	PED project manager (i) assures section 3 requirements are included in contract; (ii) verifies section 3 compliance with HREEO before approving draw requests; (iii) files annual section 3 reports with HUD	HREEO- Charles Gbaelbo
Sustainable Green Policy - Approved by City in December, 2009	ALL			No Role.	PED project manager (i) assures sustainable green requirements are included in contract; (ii) monitors and assures compliance by developer/recipient	PED-Kurt Schultz
Two Bid Policy	\$20,000	Requirement to obtain 2 bids from general contractors and subcontractors: award contract to lowest responsible bidder.	Exemption of process followed for negotiated contract with general contractor.	No Role.	PED project manager (i) assures two (2) bid requirements are included in contract; (ii) monitors and assures compliance by developer/recipient	CAC-Pete McCall

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Dated: February 23, 2010

Compliance	Thresholds	Requirements	Exemptions	HREEO Responsibility	PED Responsibility	Staff Contact Person
Vendor Outreach	All Contracts	<p>City wide annual goal of 25% of Business Opportunities should be awarded to Small, Women-owned and Minority-owned businesses, with at least 10% awarded to Women-owned and at least 5% to Minority-owned businesses. Business Opportunity Template must be completed for all construction contracts. Monthly reporting required. (Good faith efforts) Project goals set on a project-by-project basis.</p>	None	<p>HREEO staff (i) sets VOP project goals by using business opportunity template based on information provided by developer; (ii) attends, pre-bid and pre-construction conferences to educate developers/contractors of VOP requirements; (iii) provides to PED project manager documents to be used as exhibits to contracts; (iv) receives reports from developers, monitors compliance, and determines if any noncompliance matters exist, and takes steps to enforce compliance; (v) notifies PED project manager of any noncompliance matters; (vi) maintains Projects Compliance Report Card.</p>	<p>HREEO staff manager (i) assures VOP requirements are included in contract, (ii) Self opportunity template and delivers same to HREEO staff; (iii) verifies VOP compliance with HREEO before approving draw requests;</p>	HREEO-Stephanie Self
General Matters						
		<p>1. For each compliance area, it is the responsibility of the HREEO compliance staff, with input from the PED project manager, to determine if compliance is applicable. If so, the PED project manager, with input from the HREEO compliance staff, will ensure compliance language is included in the contract.</p> <p>2. Chart above defines which department (PED or HREEO) is responsible for compliance during construction.</p> <p>3. PED project manager is responsible for post construction compliance (e.g annual reporting required for Minnesota's business subsidy law, living wage ordinance-Business Subsidy agreements, and income limits for tenants in HOME projects, etc). HREEO oversees PED activities.</p> <p>4. PED staff is responsible to prepare and maintain the HRA Development Projects Compliance Reprt Card for all existing projects, and HREEO will maintain for new projects using electronic reporting system.</p> <p>5. HREEO staff to maintain on the City's intranet, for use by PED staff as exhibits in contracts, current documents for (a) vendor outreach program, (b) federal davis bacon, and (c) affirmative action.</p> <p>6. For unresolved compliance matters relating to vendor outreach program, federal davis bacon, affirmative action, living wage ordinance-City Contracts, and section 3, HREEO will take steps to initiate appropriate debarment or other action. For all other compliance areas, PED will take steps to initiate appropriate debarment or other action.</p>				



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IMPLEMENTATION PROGRESS ON THE BIKE WALK CENTRAL CORRIDOR ACTION PLAN

Compiled by Christina Morrison, Department of Economic Development, August 2010.

Capital and Maintenance Projects

- *Marshall Avenue from Mississippi River Blvd to Cretin:* funded at \$490,800 to provide a sidewalk, an eastbound bike lane and "Share the Road" signs for westbound bicyclists on Marshall Avenue between Cretin Avenue and the Lake Street Bridge. Other amenities include countdown timers at the two signalized intersections with pedestrian walk signs, planted medians, bus shelter, bike racks, improved lighting and a dynamic speed display sign.
- *Como Avenue from Raymond to Minneapolis border:* funded at \$333,200 to reconfigure traffic lanes on Como Avenue to accommodate on-street bicyclists.
- *Griggs Street from Summit to Minnehaha:* funded at \$362,000 to provide improved bicycle and pedestrian accommodations on Griggs Street to coincide with the completion of the new Griggs bicycle/pedestrian bridge over Interstate 94. Existing bike lanes on Summit and Minnehaha would be connected via the improved Griggs route. As recommended in the draft *Bike Walk Central Corridor Action Plan*, Griggs will serve as a regional route and as an alternative to Lexington Parkway, which is too narrow to accommodate dedicated space for cyclists. Bicycle accommodations will include on-street bike lanes, bike/walk street elements, sharrows & wayfinding signage. Pedestrian accommodations will include pedestrian-level lighting and automated pedestrian detection, with flashers at key intersections.
- *Griggs Bridge Bike/Pedestrian Bridge over 94:* Replaced in 2008.
- *Western Avenue Streetscape from Selby to University:* Funded at \$1.425 Million to implement new curb and gutter, and traffic calming strategies such as bump-outs, new pedestrian level lighting, on-street bike lanes, landscaping, wayfinding, and bike racks.
- *Central Corridor Sidewalk Completion Fund:* funded at \$350,000 for 2011-2012 to incentivize the installation of new sidewalks in the West Midway area (sidewalk infill area shown on page 28 of the Bike Walk Central Corridor Action Plan).
- *Marshall Avenue Snow Plowing Pilot:* During the winter of 2009 – 2010, Public Works offered a trial program to ban parking several nights a week and plow snow to the curb, making Marshall accessible year-round. The pilot envisioned a winter priority bike network that would allow bicyclists to safely traverse the city in the winter. By designating key north/south and east/west streets such as Marshall as winter bike routes the idea is to clear snow more effectively to allow for the widest winter street possible.
- *University Avenue Streetscape:* On November 25, 2009, the City Council approved a finance and spending plan for additional streetscape improvements along University Avenue and in downtown Saint Paul as part of the Central Corridor LRT project. These streetscape improvements are needed to ensure that the LRT project meets its full potential to attract new investment and make the corridor more green and walkable.
- *Lafayette Bridge Reconstruction (with bicycle/pedestrian path):* Project budget is \$185 million, with expected completion in 2014

- *Pierce Butler Route East extension*: Design Phase I and ROW Phase I funded at \$1.94 million.
- *Lexington Bikeway and bridges*: Funded at \$1.570 Million. Connect the proposed off-road bikeway on Lexington Parkway from Minnehaha to Jessamine. The off-road path and bridges would be widened to appropriate standards, and provide new lighting and signage.
- *Raymond Avenue Traffic Calming from University to Hampden*: Funded at \$190,000 for 2011.
- *Prior Avenue Bicycle Route Improvements*: Funded at \$53,000, this project would install bikeways with signage and markings on Prior Avenue from Summit Avenue north to University Avenue, and improving signage and markings on Prior Avenue from University Avenue north to Pierce Butler Route.

Design/Planning

- *Bridging the Gap report*: A Pedestrian, Bicycle, and Traffic Calming Plan for the St. Anthony Park and Prospect Park Neighborhoods, focusing on better connections on the bridges over Highway 280. (Produced by District 12)
- *5th and 6th Street Plan*: A capital improvement initiative to beautify 6 blocks of streetscape on 6th and 5th Streets in Downtown Saint Paul (Produced by the Saint Paul Design Center).
- *Trout Brook Regional Trail*: Planning is underway for the expansion of the Trout Brook Regional Trail from its existing location at Lake McCarron's County Park. The trail corridor will be expanded to the south and connect to the Mississippi River and Sam Morgan Regional Trail within the City's Lower Landing Park.
- *Trout Brook Boulevard*: This future street would connect to the new Lafayette Bridge, the River, Downtown Saint Paul, and the Trout Brook Regional Trail.

Education

- *Smart Trips Union Park*: funded at \$112,000. Smart Trips Union Park is a residential social marketing program which uses individualized techniques to get people out of their cars and choosing sustainable alternatives such as transit, biking and walking. The program targets the approximately 7,100 households in the Union Park neighborhood of St. Paul and contains several elements including materials outreach, events and evaluation. Smart Trips Union Park is the second program of this type conducted by St. Paul Smart Trips, the first being Smart Trips Summit-U which occurred over the summer of 2008.
- *Smart Trips Snow Shoveling Campaign*: In the winter of 2009 – 2010, Smart Trips created a website and informational door hanger campaign to help publicize sidewalk snow removal laws and resources for winter maintenance.
- *Smart Trips Saint Paul Greenway Committee*: An adhoc committee will develop a vision for a proposed extension of the Minneapolis Midtown Greenway across the Mississippi River east to Pascal Avenue and then south along the Ayd Mill corridor eventually connecting to the Sam Morgan Trail.
- *St. Paul Bike/Ped Bridges Work Group*: An adhoc committee will develop a vision for how freeway crossings in St. Paul should look and function for bicyclists and pedestrians.

Funding Being Pursued

- Citywide Bicycle Plan
- Dale Street Bridge Reconstruction over 94
- Replacement of Aldine Bridge Bike/Pedestrian Bridge over 94
- Replacement of Grotto Bridge Bike/Pedestrian Bridge over 94
- Replacement of Chatsworth Bridge Bike/Pedestrian Bridge over 94
- Replacement of Mackubin Bridge Bike/Pedestrian Bridge over 94